

## Welling Association Annual meeting

July 1, 2016

BIA shop

Spencer welcomed everyone and reported on the state of Welling. He reported that the BIA has placed gravel on the roads and thanked Walter for the great job that he did. He announced that all the water and sewer projects have been completed.

Gary Preston reported that the water and sewer project is completed and complimented the contractor on a job well done. We have not had to have a call back due to a breach. Winston Dyer believes that the leach field is sufficient for our system. We have only been using one third of the system. The system has the ability to turn sections on and off. The sections will be alternated to allow current sections to dry out. The lift station is working well. Perhaps a fence should be placed around the lift station to protect it. Gary suggested that we treat the system to alleviate the smell. He has researched different products and costs. Lisa Smith made a motion that the board research the most efficacious way to get the treatment. Seconded by Mark Anderson. Richard Polatis announced that he has been using something on his farm that is very cost efficient and effective. Gary will meet with him to discuss the matter. It was mentioned that we inform the engineer of any of our methods to make sure they are safe for our system. Corinne Hensley asked how the rentals are affecting the system. Also, do we have a permit and a maximum capacity for our system. It was reported that the association does not differentiate what each property is using.

Gary also reported that the water has been tested and all results have been perfect. He has found two leaks in the system but they have been on the homeowner side. He mentioned that there are some issues with the cables at the dock. He will consult with some experts to give us some costs and ideas as to how to fix it. The board is looking at the cost of extending the dock.

The minutes of the 2015 annual meeting were read by Karri Tingey. A motion to accept the minutes was given by Lisa Smith. Seconded by Bruce Tall. Voted and passed.

Spencer announced that there is an opening on the board due to Sharon Knudsen's passing. He mentioned that Mike Lee was an at large member. Lisa Smith made a motion to move Mike Lee to a permanent board member and keep the board as presently constituted. Seconded by Scott Watson. Objection by Corinne Hensley. She would like to be on the board. She believes that her credentials warrant her on the board. A vote on the motion was passed with three objections.

The financial report was provided by Spencer Tall. He announced that work was being done to reduce the accounts receivables. Three liens were placed. He believes that we have enough money due to the special assessments to cover expenses for the next couple of years. He does not think an increase in dues is warranted. The budget was provided for the 2016-17 year.

The issues of parking were discussed at Grebes Bay. The association will start with placing signs to try to address the issues. If that doesn't work the association will look at installing a fence. It was suggested

that if there is a problem with the renters at that property, Rainbow Realty should be contacted and they have the ability to address our concerns.

Corinne Hensley reported that the state Supreme Court recently passed laws that says any owner can rent their property if they rent it out by themselves. It won't be considered commercial. Because these properties use more of the association resources, she suggested raising the dues for properties who rent. Spencer and Corinne will work on this issue to come up with a fee structure. Voted and passed.

Joanne Quarnstrom mentioned that people need to move away from the boat launch if they can't launch right away.

Meeting adjourned.